

Comparable Housing Use in Computing Replacement Housing Payment

Grantee Name _____ Sponsor/CHDO _____

Name and Address of Project: _____

Name and Address of Occupant _____

Circle Funding: HOME, CDBG, HOPWA, SHP, NSP, CDBG-R, Pub. Housing, Sec 202/811

Issue Being Determined: If use of comparable unit to calculate the replacement housing is justified.

Criteria Being Applied: 49 CFR 24.2 (6) Comparable- HUD Handbook 1378 (1-4)(F) and (G)

Address of Unit Used as Comparable in Replacement Housing Payment: _____

Take the following actions and review supporting documents in making your final determination

1. Determine if Notices of Eligibility/Other tenant correspondence accurately describe the comparability requirements? Were three comparables provided and one unit identified as the most comparable? Note: Using an average amount for comparables is not permitted.
2. Review the unit used as basis of the RHP to determine if it meets URA definition of comparable. (i.e., number of rooms, principal features, location, available at the time of the move and within the person's financial means). Were needs and preferences considered?
3. Determine if the HUD comparable form or similar form documents the unit's comparability?
4. Evaluate any complaints about comparability?
5. If multiple lists of referrals were used, determine if all of them were documented as comparable (available, decent safe and sanitary) Eliminate any that are not comparable.
6. If the same entity owns the replacement housing and the comparable or displacement housing determine whether: the housing is truly comparable (including rent charged at the time of the move and future rent increases), other comparable units were provided to the displaced person that were not owned by the same entity, and any move to the same owner's housing is optional.
7. Exclude from the computation any government subsidized units. These are not comparable.
8. Review supportability of any decision not to make any replacement housing payment.

Rationale for Using Comparable Unit in Calculating Replacement Housing Payment

Authorized Officials Signature

AUTHORIZED OFFICIAL's NAME AND TITLE

Date of Determination

List of Supporting Documents attached to support conclusion: NOE and all other tenant correspondence HUD Handbook 1378 -Appendix 12 or other form comparing displacement and replacement housing, list of all comparables provided and proof tenant received them.